

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
May 13, 2008 Draft Minutes  
(To be approved May 27, 2008)**

**RECEIVED**  
MAY 16 2008  
San Diego County  
DEPT. OF PLANNING & LAND USE

1. **Call to Order:** Dan Neirinckx Chair called the meeting to order at 7:40 p.m.

2. **Roll Call:**

**Present:** Dan Kjonggaard, Dan Neirinckx, Janice Grace, Martin Muschinske, James Talbot, Steve Wragg, Krishna Toolsie, Linda Ivy, Judy Bohlen, Janet Mulder ^  
Richard Wright

**Excused:** Wythe Davis, Randy White and Frank Hewitt

**Absent:** Earl Katzer

3. **Motion to approve the Minutes for April 22, correcting the minutes to reflect that and the Agenda May 13, 2008 as amended adding item #5 and 6 as posted 72 hours before the meeting at the Post Offices. Motion to approve passed unanimously.**

4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes**

a. **Linda Ivy – Another major accident occurred at the intersection of Vista Sage and SR94 and she has asked for the residents to come to the coffee with Dianne Jacob on May 22 at 8:30 at Rancho San Diego Library to see if we can get Caltrans to do something about turn lanes to make it safer. Both cars were totaled once again!**

b. **Shelly Warner, Carl Drive, Lawson Valley spoke** regarding the kennel that is proposed on Rudnick and Carl Dr. This came before our JDCPG several months ago and we told her to return when the dogs arrived. The owner's son has brought 12 dogs onto the property despite the fact that the house is not finished. The neighbors are concerned as ten of the dogs were housed together in a makeshift pen of chain link fencing, and the noise of their fighting, howling and barking is horrid. The neighbors called Noise Abatement and they sent out a letter. They called Animal Control and an officer came out and told Mr. Arberg that he must provide shelter for the dogs and remove some until he was licensed. Mr. Arberg told the officer that he had his application in and was currently building the kennels. After this visit, there are now 7 dogs and a tarp over one of the kennels, but there are still dogs running loose on the property. The residents are concerned about safety, noise, and lack of oversight of the facility. Shelly asked for it to be placed on the agenda **Dan will put it on the agenda for May 27. Linda Ivy** suggested that Shelly and the others might want to go to Dianne Jacob's coffee at the Rancho San Diego Library on May 22 to ask for help. **Brenda Baker, Wendy Collins, and Joan Kouns** residents of Carl Drive were also present and voiced their complaints, which were the same as above. They submitted photographs of the dogs and a petition against the kennel with nineteen signatures.

c. **David Dukes**, real estate broker, is proposing a development on the 18.65 acres (in the Olive Grove) behind the Arco Station. He will sell or lease the property for

commercial use. He has in mind a vineyard style strip commercial venture and would like community input as to what kind of commercial they would like to see. It was suggested that he come before the JDCPG when he has a concept plan and contact the *Jamul Shopper* to alert the community. This would provide a forum for community input at that meeting.

- d. **Dan Kjonegaard and Janice Grace announced they will not be at the next meeting.**

**Janet Mulder recused herself at this point in the meeting because of possible conflict of interest on Agenda Item #5, as she is President of the Jamul Dulzura Union School District Board.**

- 5. **Jamul-Dulzura Union School District – Request for PLDO Funds.** **Marcia Spurgeon and Chris McAdams** Jamul Dulzura Union School District Board Members and **Nadine Bennett, Superintendent**, appeared before the Planning Group asking for PLDO funds for field improvements. They want to improve the field at Oak Grove so that the students can use it during school in the Physical Education program and after school by the community. Marcia introduced **Loren Kramer**, AYSO Soccer Board member, Oak Grove parent and soccer coach for year round soccer. There are currently no adequate facilities available locally. They passed out a concept drawing of Oak Grove's proposed new field design. Current field has major gopher problems and is dangerous for the students and community members. They see it as a great piece of land but not usable right now. Community members would also like a track upon which to run and a place to park. It could also allow more competitive soccer on the improved facilities. The new competitive soccer program that would use the field costs about a \$1000 per person less than other programs. **Richard Wright** asked to see big picture, and recommended that the project be as big as possible. Marcia said that the concept has already been raised with **Dianne Jacob** and she suggested they come to the Planning Group to see about using PLDO funds. The Foundation "Friends of Jamul Schools" is interested in helping to fund the improvement and AYSO and the School District would also be funding sources. **Linda Ivy** asked how local residents would feel about weekend activities, and was assured that practices and games now occur on that field. **Marcia Spurgeon** stated that the Board shares those concerns and would solicit input from neighbors especially to the east. **Steve Wragg** asked if turf or grass field was being proposed. If grass, how would it be maintained? **Chris McAdams** pointed out that the School will now be able to use a new poison (based on a waiver) to eradicate gophers, which should help with the problem. **Marcia** stated that sod is more affordable - costs half as much as turf. AYSO would also help with funds and volunteers for maintenance. **Steve** asked to receive is a proposal and more detailed cost breakdown. PLDO requires that all work be bid out and performed by licensed contractors. Options ranged from \$622k to \$1.187k with natural turf as the cheapest. **Dan Neirinckx** asked how much they would expect from each funding source, and what the contribution would be expected from the PLDO and from other contributors (Dianne, AYSO, Friends of Jamul schools). **Chris McAdams** stated that the number of activities on site now is exploding and a new field is needed. **Richard Wright** asked that we get a show of interest from the Planning Group. **Steve** asked if the proposal

would include the grading of a track, and was told it would be dg. **Krishna** said that artificial turf might be the better solution given the volume of people using the field. **Dan** asked about irrigation, as previous field quality was a result of inadequate irrigation. **Marcia** assured him that there is a well at the Oak Grove location. **Dan** asked the District to consider how much ground water might be required and suggested consulting with county hydrologist to see if there was enough available. **Jim Talbot** asked if there was any other area available as the proposal area may not be big enough. There is one last piece of property behind school that would require too extensive of grading. **Richard** said that it would seem that a full-blown proposal might be required to answer all of the questions. **Dan Neirinckx moved that we tentatively support the project pending further response to questions we asked of the Board including a budget proposal and source of funds. Motion carried: 11, Yes; 0, No; 1 Abstention (Mulder-recused)**

**Janet resumes her position on the JDCPG**

- 6. Dead Tree Removal by San Diego County DPW at Barrett Smith Rd and Barrett School Road** –The County proposed to remove one tree and **Dan Neirinckx** who made a site visitation proposes that they remove four trees and remove their stumps and leave the one tree that has some growth. After discussion, **Dan Kjongegaard moved we recommend the County DPW remove the one they recommended plus additional three trees after arborist's approval. Motion carried unanimously.**
- 7. MUP79-026W3 – Rancho L'Abri – Linda Ivy introduced Thure Stedt, engineer on the project and Rose Jones, manager,** who explained the problems they had getting the fire services plan. The County told them that they needed new requirements for the County Fire requirements. They expect to receive a scoping letter soon and assured us that they are moving forward. They were required to enter into the Rural Fire Service Protection Area, which was just approved. **Linda Ivy** asked that **Thure** let us know when they will need a recommendation from us. **Judy Bohlen** said that the increase in the time extension of fifteen years was in question the last time we looked at this proposal. **Dan Kjongegaard** pointed out that the fact that it has been on the agenda for several months and it seems that there was no interest was a concern to him. **Thure** assured us that he is working on it and due to medical problems of the Manager, and numerous changes in the Planners from the County all led to the delays
- 8. TPM 21122 Henning – Proctor Valley Road – Steve Wragg** asked to have it postponed until the applicant notifies us.
- 9. Proposed Farmer's Market at 13966 Campo Road – Mr. Sirimanne, Owner, Bill Vann, General Manager** gave a PowerPoint presentation on their proposal. They showed a drawing of the proposed buildings from several angles and then a diagram that included the proposed parking and the awnings that would go across the area where the sales would occur. There is a wooden wall proposed in front that would have murals painted on it that would cover a little less than half of the front. There is a washing room and a 12' high chain link fence that would have 8-mm plastic covering that would go right against the chain length fence. They will have swamp coolers to cool the area. **Martin Muschinske** asked if all farmers' markets had to have this set-up and **Mr. Sirimanne** stated there are none in this County that had to follow this requirement. **Dan Kjongegaard** asked why not use wooden batten board

rather than tarps and a fence which will look much more like a swap meet. He suggested that they needed to look at other alternatives. **Martin Muschinske** asked if they had contacted the Farm Bureau for ideas. **Dan Kjongegaard** asked how the local Farmers' Markets were able to have open-air markets. **Steve Wragg** pointed out that the zoning is C32 and they are not able to have an open-air market, as they need to have everything in a building. **Linda Ivy** said she loved the idea of a Farmer's Market but would rather see it in a steel building all enclosed, not the swap meet look that this proposed one has. Septic system can be built on the adjoining property, which Mr. Sirimanne owns as well. **Steve Wragg** suggested that they try to change the zoning on the property to allow open-air market or apply for a Major Use permit that would allow you to have an Open Air market within the existing zoning. They are proposing a 9000 square feet of product area, selling high quality fresh fruit and vegetables. Daily traffic exceeds 24,000 cars per day on SR-94, and no facility like this is available within 7 to 9 miles that sells this quality of food. They also propose that all will be certified USDA Growers and Distributors. They will plan to hire 15 people utilizing Steele Canyon High School students and they agree to maintain their facility in first-class condition. They propose several community animal exhibitions, birds, pony cart rides, etc. **James Talbot** said he did not get a good picture of what is proposed, and thinks that a Farmers' Market is a good idea, but is concerned about the look. **Richard Wright** applauds their efforts, but pointed out that times change and owners change and it might not always be maintained as they plan now. **Mr. Sirimanne** asked us to realize they have looked at many different plans and would like for us to suggest how it would look. **Earl Katzer** asked to have them bring photos to show what it would look like. **Dan Kjongegaard** pointed out that he would want to go on record that the Planning Group objects to the structure proposed tonight. **Dan Neirinckx** moved that we agree with the basic concept of a Farmer's Market, but we are concerned with the proposal as presented and would recommend the owner consider utilizing the Major Use Permit process which would allow conditions to be put on the development which would be an actual open air type. Motion carried: 10, Yes; 1, No (Katzer did not agree with motion) 1 Abstention (Bohlen – business)

10. **General Plan Update & Recommendations** – **Dan Neirinckx** reported on the sub-committee's meeting – He asked us to look at the Technical Review Revisions Draft Land Use Element (page LU-13. It deals with the Village Boundary, which is intended to be a community. The black line the sub-committee put on the map includes all of the commercial area in "Downtown Jamul" as well surrounding residential property. **Janice Grace** pointed out that the area along Proctor Valley is heavily residential and she would rather see it not be included in the proposed Village Boundary. **Dan Neirinckx** said that there is some vacant land, which could be used later as a possible library or other community buildings. **Jim Talbot** agreed with Janice that we need to go back to the blue line along Proctor Valley which would eliminate from the Village Boundary the inclusion of the residential property to the north and west of Proctor Valley and to the south of the existing commercial.

**Judy Bohlen** left the meeting at this point.

The official recommendation is: **Dan Neirinckx** moved that we accept the following sub-committee recommendation "The proposed Village Boundary would consist of the existing Commercial and Office Professional designated

lands along SR-94 from the west at approximately Lyons Valley Road to approximately Short Ct. to the east, along Lyons Valley Road from SR-94 to just northeast of Jefferson Road, and along Jefferson Road. In addition the residential zoned lands along Jefferson Road (from Olive Vista to the commercial land at the intersection of SR-94 and Jefferson Road, the depth from Jefferson to the east would be in line with the east boundary of adjacent commercial land to the south.) Also included is the land presently known as Simpson's Nursery and the residential land within 300 feet of SR-94 to the northeast from the commercial land, Barrett House, to Maxfield Road. Also included is the 300 feet north of Lyons Valley Road from SR-94 to the Office Professional land to the east. Motion carried: 10, yes; 1, No (Katzner – doesn't like the configuration)

**Dan Neirinckx** went over the Draft Technical Review Revisions of Draft Land Use Element, making the following recommendations (changes in italics) Page LU6: Under the discussion regarding second dwelling units – It states that second dwelling units are recognized as a source of affordable housing, especially in Semi-Rural and Rural Lands and are in addition to the maximum densities otherwise permitted. The provision of accessory units as second dwelling units is allowed in residential areas where densities are two dwelling units per acre or greater (adding) *within the County Water Authority. Outside the CWA, the provision of accessory units as second dwelling units is allowed only in residential areas where densities are one dwelling unit per two-acres with approval of available water and waste water disposal.* On page LU-7 footnote 2 it states: The maximum density for lands designated as Semi-Rural is based on the slope of the site (adding) *within the CWA, outside the CWA maximum density for lands designated as Semi-Rural is based on the slope of the site, ground water availability, and septic approval.* Page LU-10 under Rural Commercial the text says "Mixed use development may take the form of small offices or residences up to 2 units per acre (adding) *as long as the number of residences does not exceed the maximum density allowed under the Community Plan and/or the adjacent residential densities.* Policy LU-2.15 (page LU20) states "Allow for reductions in lot size when large tracks of agricultural land are preserved, (adding) *but not smaller than the planning area maximum density and compatible with community character.*

**Dan Neirinckx** moved we recommend approval of the draft with our suggested amendments to the proposed language. Motion carried unanimously.

11. **Jamul Indian Village Casino Status Report and Recommendations: Ron White** asked what was the status of this item. **Steve Wragg** said he had received correspondence that Jamul Indian Village has been told by Caltrans that they need an encroachment permit for the tap they are putting in the middle of SR-94 with Otay Water District. Steve sees it as Caltrans finally seeing that they need to treat the Jamul Indian Village Casino the same as everyone else. The Fire Board has asked for an extension of their lease with the Jamul Indian Village and the JIV has asked to see the plans and a timeline from Rural Fire.
12. **Draft Otay Ranch Long-Term Implementation – Randy White** was not at the meeting and it was postponed.
13. **San Diego County Draft Farming Program Plan – Martin Muschinske** reported

that he is concerned that they did not have any presentation in our area and in fact they overlooked about 80% of the area. He feels that it will have a huge impact on community character. Martin will bring a report to the next meeting for us to discuss and asked to get the other Planning Group's input. **Dan Neirinckx** will get the information to them. /

**14. JDCPG Officer's Announcements and Reports**

- a. **Dan gave out the 700 Forms to fill out. Janet** asked why she had to fill out two when it clearly states on the form to list your multiple positions.
- b. **General Plan Amendment Public Safety Element Review – given toe Dan Neirinckx**
- c. **Board of Supervisors Agenda May 13, 14 and 6,7 – Nothing in our Planning Area.**

**ADJOURNMENT:**

**Dan Neirinckx adjourned the meeting at 10:05 p.m. reminding us that the next regular meeting is Tuesday, May 27, 2008 at Oak Grove Middle School Library.**

**Respectfully submitted,  
Janet Mulder, Secretary**